

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
N/S Cedar Grove Road, 322 ft W  
of c/l Frankewitz Road \* ZONING COMMISSIONER  
811 Cedar Grove Road  
15th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District  
Edward W. Giese, Jr., et ux \* Case No. 97-420-A  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 811 Cedar Grove Road in the Cedar Grove/Holly Neck community of eastern Baltimore County. The Petition was filed by Edward W. Giese, Jr and Cynthia A. Giese, his wife, property owners. Variance relief is requested from Sections 1A04.3.B.1, 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit side yard setbacks of 10 ft. in lieu of the required 50 ft.; and to permit construction of a new dwelling on an undersized R.C.5 lot. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exh. No. 1.

Appearing at the public hearing held for this case were the Petitioners/property owners, Edward W. Giese, Jr. and Cynthia A. Giese. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is .35 acres in area, zoned R.C.5. This is a rectangularly shaped lot, with frontage on Sue Creek on eastern Baltimore County. Vehicular access to the property is by way of Cedar Creek Road.

The Petitioners have owned the property for approximately one year. Presently, the premises are improved with an existing house, which is very old and in a state of disrepair. In addition, the property features a 13 ft. x 14 ft. structure which the Petitioners refer to as a summer kitchen and a small privy shed. The Petitioners propose razing the three struc-

ORDER RECEIVED FOR FILING

Date

By

5/23/97  
M. G. Giese

tures which are presently on the site. In replacement of same, they propose to construct a new single family dwelling. The dwelling will roughly be in the same footprint as the existing house, but will be slightly wider than the existing structure. The proposed dwelling will be the only structure on the site in that the summer kitchen and privy buildings will be removed. The Petitioners indicated that the proposed single family dwelling was compatible with the community and appropriate for the lot.

As noted above, the property is zoned R.C.5. Under that zoning classification, side yard setbacks of 50 ft. are required. Obviously, these cannot be met in that the lot, itself, is only 50 ft. wide. As is the case with many waterfront lots in Baltimore County, this is an older community which was originally platted with 50 ft. lots.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. Obviously, the Petitioners would suffer practical difficulty if variance relief were denied, in that the construction of a single family dwelling on the property would not be permissible.

Notwithstanding the grant of this relief, however, same will be conditioned. In this regard, comments from the Development Plans Review Division and the Department of Environmental Protection and Resource Management (DEPRM) were received from the Zoning Plans Advisory Committee (ZAC). These comments both indicate that the Petitioners must comply with the Federal Flood Insurance requirements and the provisions of the Chesapeake Bay Critical Area Regulations. Thus, compliance with the ZAC comments will be required.

ORDER RECEIVED FOR FILING

Date

By


Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of May, 1997 that a variance from Sections 1A04.3.B.1, 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (BCZR) to permit side yard setbacks of 10 ft. in lieu of the required 50 ft.; and to permit construction of a new dwelling on an undersized R.C.5 lot, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated April 30, 1997.
3. The Petitioners shall comply with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Development Plans Review Division dated April 14, 1997.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDER RECEIVED FOR FILING  
Date 5/22/97  
By M. Hark

LES/mmn

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

May 21, 1997

Mr. and Mrs. Edward W. Giese, Jr.  
2913 Willoughby Road  
Baltimore, Maryland 21234

RE: Petition for Variance  
Case No. 97-420-A  
Property Location: 811 Cedar Grove Road

Dear Mr. and Mrs. Giese:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
encl.



RE: PETITION FOR VARIANCE \* BEFORE THE  
811 Cedar Grove Road, N/S Cedar Grove Rd, \*  
322' W of c/l Frankewitz Road \* ZONING COMMISSIONER  
15th Election District, 5th Councilmanic \* OF BALTIMORE COUNTY  
Edward W. and Cynthia A. Giese, Jr. \*  
Petitioners \* CASE NO. 97-420-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

HRGS. FRI. 5/9

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14<sup>th</sup> day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Edward W. and Cynthia A. Giese, Jr., 2913 Willoughby Road, Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

97-420-A

811 Cedar Grove Rd

which is presently zoned

RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3B.1E3 AND 304.8C2R, TO PERMIT SIDE YARD SET BACKS OF 10' IN LIEU OF THE REQUIRED 50'; AND  
SEASONAL PERMISSION TO CONSTRUCT A NEW DWELLING ON AN  
UNDERSIZED RC-5 LOT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1) PROPERTY LINE SET BACKS

TO BE PRESENTED AT HEARING.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

EDWARD W Giese Jr.

(Type or Print Name)

Edward W Giese Jr.

Signature

CYNTHIA A. Giese

(Type or Print Name)

Cynthia A. Giese

Signature

2913 WILLOUGHBY Rd (H) 661-4940 (W) 410-245-6061 (Ed)  
 Address Phone No (W) 410-512-4686 (Cindy)

BALTIMORE

MD.

21234

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

SAME.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

gum

DATE

3-27-97

420



Printed with Soybean Ink  
on Recycled Paper

Zoning Administration

Development Management

Upon completion of the proposed work. We hereby state that  
811 Cedar Grove Road will be our primary residence.

Edward W. Giese Jr.

Edward W. Giese Jr.

Cynthia A. Giese

Cynthia A. Giese

Notary Public  
Baltimore Co. MD

Vernon A. Nadel  
M&S Comm Exp 6-1-99  
Comm US Notarial Clerk

ZONING DESCRIPTION

**97-420-A**

Beginning at a point on the north side of Cedar Grove Rd which is 30' wide at the distance of 322' west of the centerline of the nearest improved street Frankewitz Rd. which is 30' wide. Being lot #13 in the Sub-division of Cedar-Grove/Holly-Neck as recorded in Baltimore County in Plat book CWB,Jr. no.12 folio 122 containing 15,500 s.f. Also known as 811 Cedar Grove Rd and located in the 15th election district, 5th councilmanic district.

420

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

090766

420  
97-420-A

DATE

3-27-97

ACCOUNT

R001-6150

AMOUNT

\$ 50.00

RECEIVED  
FROM:

EDWARDS GEISE — 811 (LOAN FROM 72)

UND. (010)

FOR:

0.567140381MICHE  
BA 10031457ND3-27-97

\$50.00

VALIDATION OR SIGNATURE OF CASHIER

XC M

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

# CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 10, 1997.

THE JEFFERSONIAN,

*A. Henricson*

LEGAL AD. - TOWSON

Personal  
Date of first publi-  
cation March 27, 1997  
True Copy--Test  
PETER J. BASILONE  
Register of Wills for  
Baltimore County

3/30/97 Mar. 27-Apr. 3, 10. 0130710

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative(s) mail(s) or otherwise deliver(s) to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing of other de-

John D. Wharton, Register  
Niles, Barton & Wilmer  
111 S. Calvert Street  
Suite 1400  
Baltimore, MD

# CERTIFICATE OF POSTING

RE: Case # 97-420-A

Petitioner/Developer:  
(Edward W. Glese)  
Date of Hearing/Closing:  
(May 9, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

\_\_\_\_ 811 Cedar Grove Road, Baltimore, Maryland 21221 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ April 23, 1997 \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

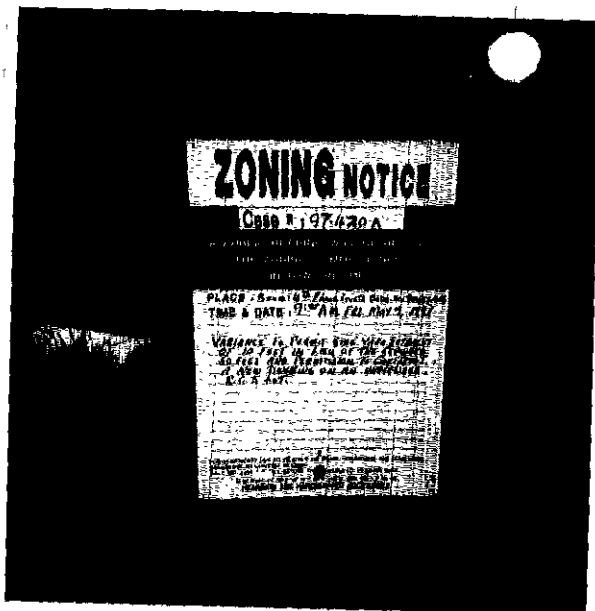
  
(Signature of Signer & Date)

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_  
(Printed Name)

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_  
(Address)

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)



97-420-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 420 Petitioner: EDWARD GEISE

Location: 811 CEDAR GROVE RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: EDWARD W. Geise Jr

ADDRESS: 2913 WILLOUGHBY Rd

BALTIMORE, MD 21234

PHONE NUMBER: <sup>410</sup> 661-4940

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \*

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 97-420-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \*

DATE AND TIME: \*

REQUEST: A VARIANCE TO PERMIT 10' SIDEYARD  
SETBACKS AND <sup>NEW</sup> ADWELLING ON AN UNDERSIZE  
RC-5 LOT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY  
April 10, 1997 Issue - Jeffersonian

Please forward billing to:

Edward W. Giese, Jr.  
2913 Willoughby Road  
Baltimore, MD 21234  
661-4940

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-420-A  
811 Cedar Grove Road  
N/S Cedar Grove Road, 322' W of c/l Frankewitz Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Edward W. Giese, Jr. and Cynthia A. Giese

Variance to permit side yard setbacks of 10 feet in lieu of the required 50 feet and permission to construct a new dwelling on an undersized R.C. 5 lot.

HEARING: FRIDAY, MAY 9, 1997 at 9:00 a.m., 4th floor hearing room Courts Bldg,, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 7, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-420-A  
811 Cedar Grove Road  
N/S Cedar Grove Road, 322' W of c/l Frankewitz Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Edward W. Giese, Jr. and Cynthia A. Giese

Variance to permit side yard setbacks of 10 feet in lieu of the required 50 feet and permission to construct a new dwelling on an undersized R.C. 5 lot.

HEARING: FRIDAY, MAY 9, 1997 at 9:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name.

Arnold Jablon  
Director

cc: Edward and Cynthia Giese

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 24, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 6, 1997

Mr. and Mrs. Edward Giese  
2913 Willoughby Road  
Baltimore, MD 21234

RE: Item No.: 420  
Case No.: 97-420-A  
Petitioner: Edward Giese, et ux

Dear Mr. and Mrs. Giese:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 27, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a rectangular stamp area.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



\_\_\_\_\_ Attach original petition

Due Date 4/30/97

To: Arnold L. Jablon

From: Bruce Seeley

Subject: Zoning Item #420

Giese 811 Cedar Grove Road

Zoning Advisory Committee Meeting of April 7, 1997

\_\_\_\_\_ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

\_\_\_\_\_ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

\_\_\_\_\_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

\_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Ground water Management: A replacement house will be permitted with a restriction on the floor areas. No basement will be allowed. Refer to R. Powell for more detailed information.



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 4 - 4 - 97  
Item No. 420 JCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*R. J. Burns*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

## INTEROFFICE CORRESPONDENCE

Date: April 14, 1997

# SALES & MARKETING

ZONE414.420

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits  
and Development Management

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning

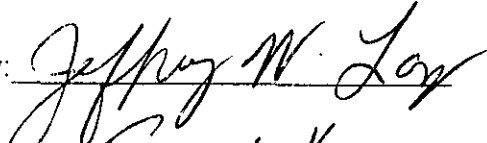
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 412 & 420

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495

Prepared by:



Division Chief:

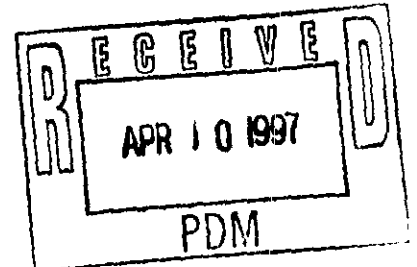


AFK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500



Office of the Fire Marshal  
(410) 887-4880

April 9, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP- 1105

RE: Property Owner: SEE BELOW  
Location: DISTRIBUTION MEETING OF April 7, 1997

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

410, 412, 413, 415, 416, 420, and 424

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1103F

cc: File



**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

DATE: March 27, 1997

TO: Hearing Officer

FROM: Joseph C. Merrey  
Planner I  
Zoning Review, PDM

SUBJECT: Item #420  
811 Cedar Grove Road

Applicant has decided to file the "compatibility" review at a later date as he has not decided on a particular house type.

JCM:scj

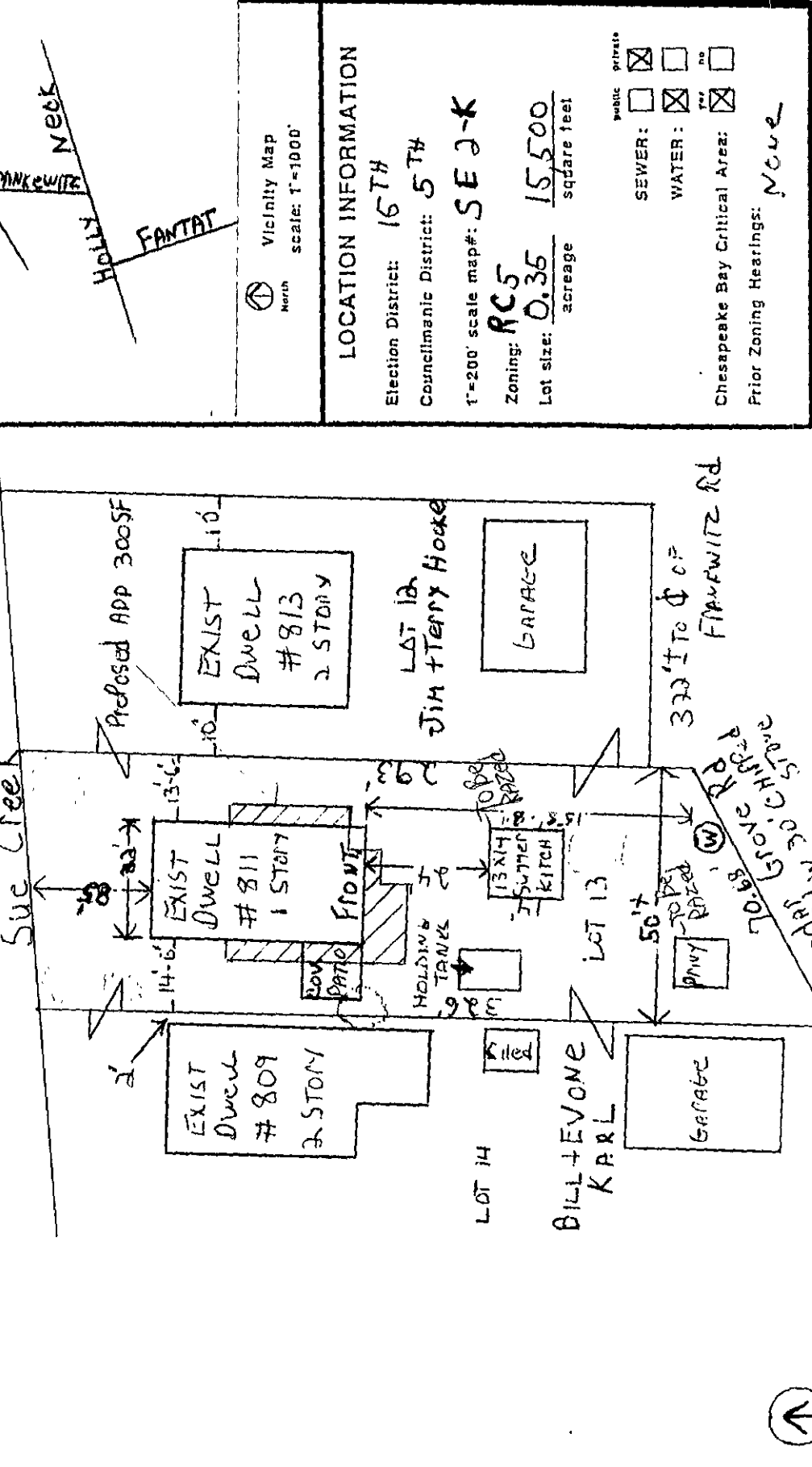
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing


PROPERTY ADDRESS: 811 Cedar Grove Rd see pages 5 & 6 of the CHECKLIST for additional required information.

Subdivision name: Cedar Grove / HOLLY Neck  
 plat book # 12, folio # 122, lot # 13, section #     


OWNER: EDWARD W. & CYNTHIA A. Giese Jr

**97-420-A**



North   
 date: 3/16/97  
 prepared by: E. Davis

Scale of Drawing: 1" = 30'

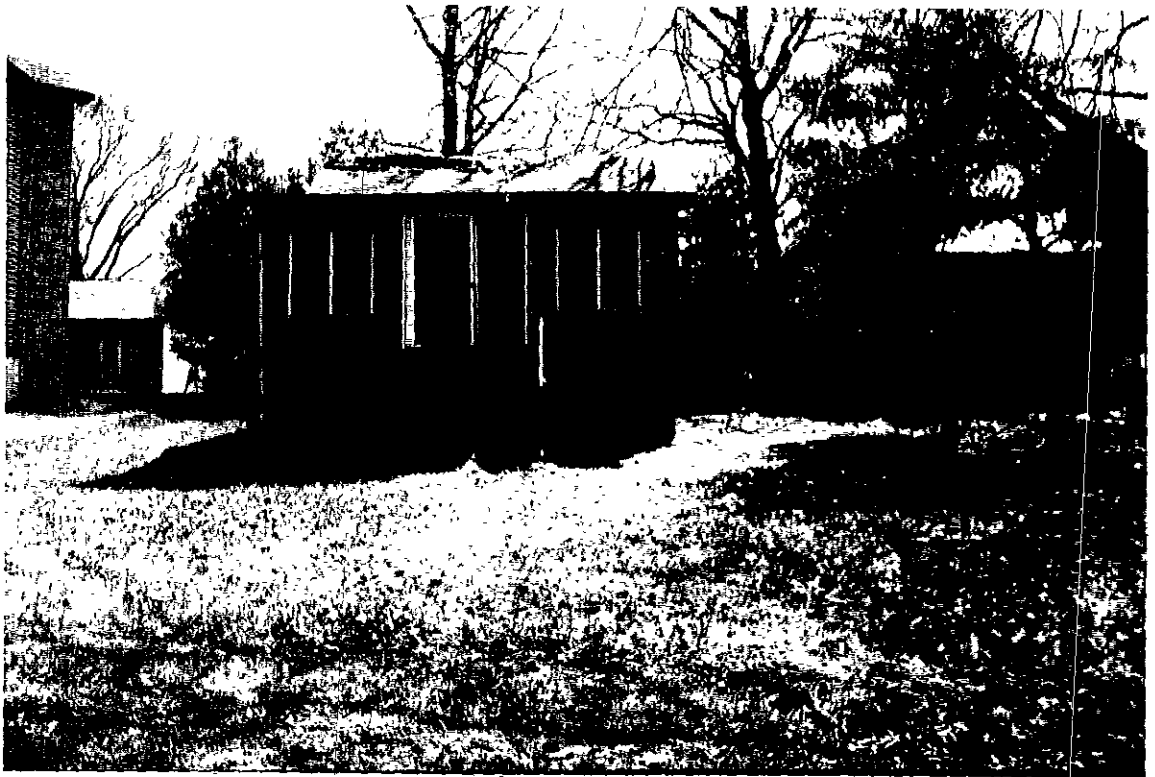
Vicinity Map  
 North   
 scale: 1" = 1000'

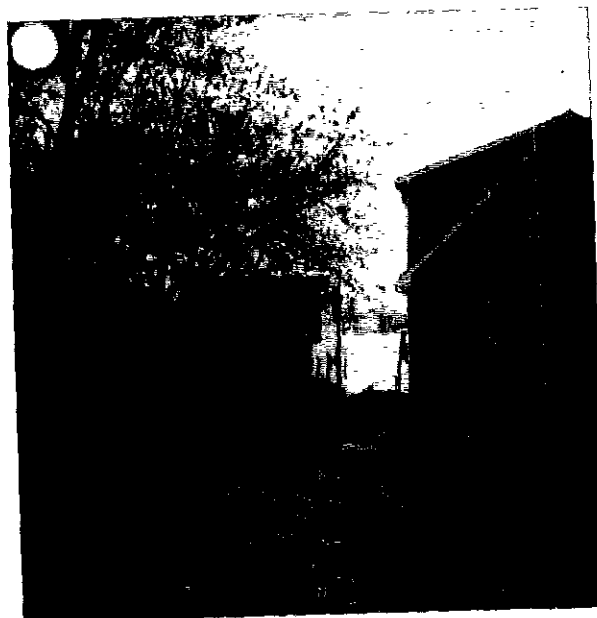
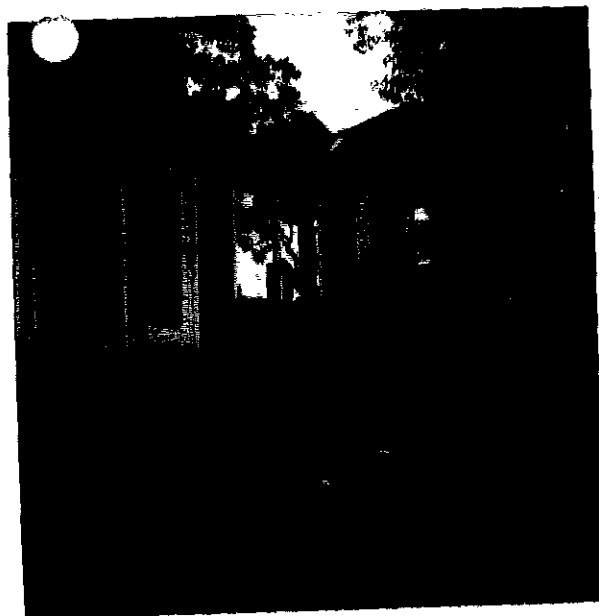
## LOCATION INFORMATION

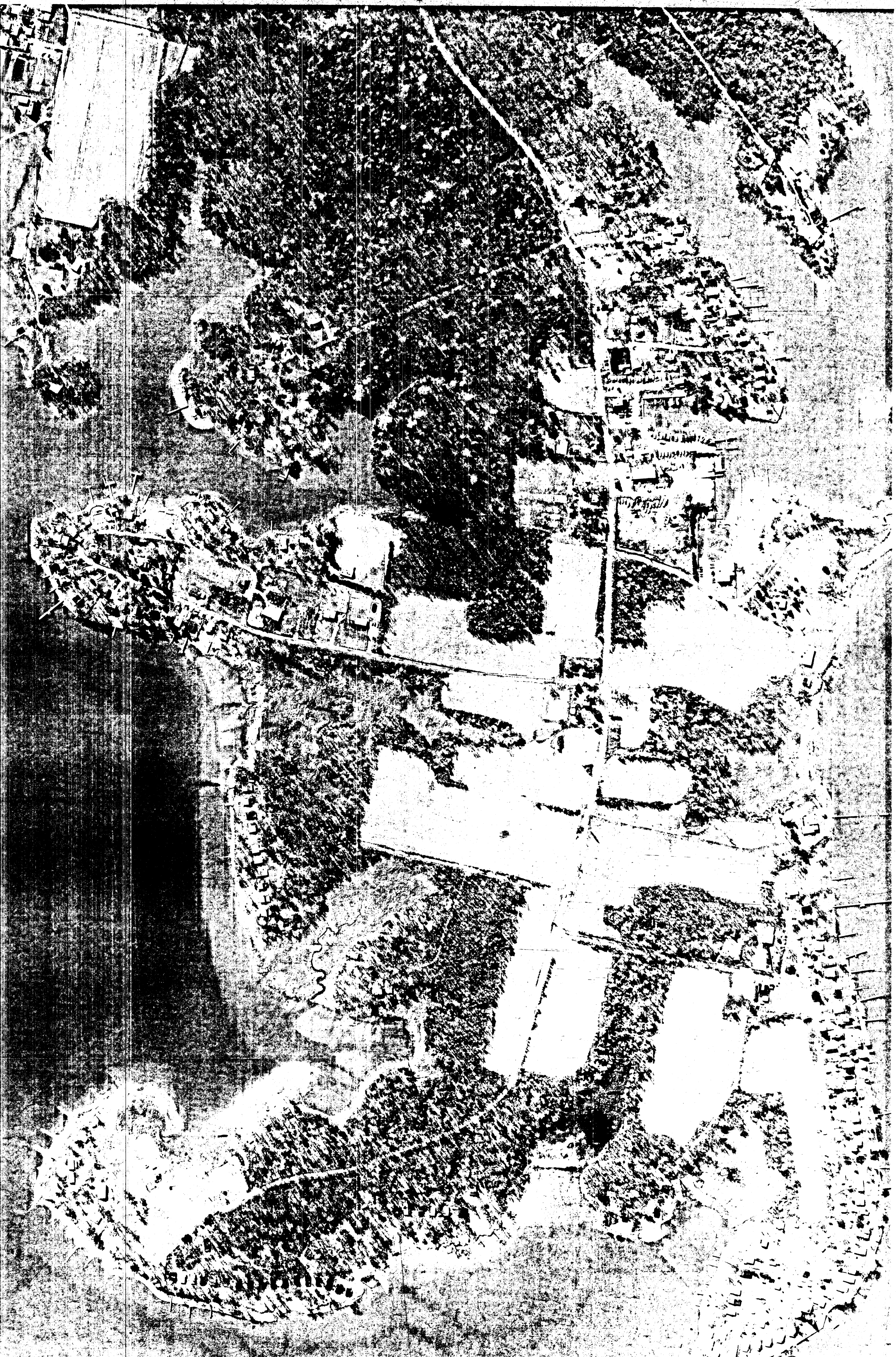
Election District: 16TH  
 Councilmanic District: 5TH  
 1"=200' scale map #: SE 2-K  
 Zoning: RC5  
 Lot size: 0.35 acreage 15,500 square feet

SEWER: ☐ public ☒ private  
 WATER: ☐ public ☒ private  
 Chesapeake Bay Critical Area: ☐ yes ☒ no  
 Prior Zoning Hearings: None

Zoning Office USE ONLY!  
 reviewed by: Alan ITEM #: 420 CASE #:







PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	HOLLY NECK	S. E.
DATE OF PHOTOGRAPHY JANUARY 1986	97-420-A	2-K

[illegible]

E-NE ZZ-NW

1996 COMPREHENSIVE ZONING MAP  
ADOPTED by  
THE BALTIMORE COUNTY COUNCIL

BALTIMORE COUNTY  
PLANNING AND ZONING

SCALE	LOCATION	DATE	PHOTOGRAPHY
1" = 200' ±	HOLLY NECK	2-K	5 E
			1986

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Karin Karvonen  
Chairman, County Council

